

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
NEWNAN DIVISION

IN RE:	*	CHAPTER 7
	*	
Larry C. Simpkins	*	CASE NO. 10-10295-WHD
Mary D. Simpkins	*	
Debtors	*	
	*	JUDGE W.H. DRAKE, JR.

TRUSTEE'S REPORT OF SALE

COMES NOW, James G. Baker, Trustee in the above-styled matter, and files this Report of Sale, showing that he sold to Keith Harper the real property known as 2604 Mandeville Road, Bremen, Carroll County, Georgia, for the sum of \$19,000.00, as set forth in the attached settlement statement.

This 27th day of September, 2011.

/s/ James G. Baker
James G. Baker
Chapter 7 Trustee
GA Bar No. 033717
JAMES G. BAKER, P.C.
305 North Greenwood Street
LaGrange, GA 30240
706-884-3059

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	*	JUDGE W.H. DRAKE, JR.

CERTIFICATE OF SERVICE

This is to certify that I have this date served a copy of the within and foregoing **Report of Sale** by depositing same in properly addressed envelope in the United States mail with sufficient postage affixed thereon to insure delivery upon the following parties:

Larry C. Simpkins
Mary D. Simpkins
2030 Oak Grove Road
Carrollton, GA 30117

J. Nevin Smith
Smith Conerly, LLP
402 Newnan Street
Carrollton, GA 30117

United States Trustee
362 Richard Russell Building
75 Spring Street, S.W.
Atlanta, GA 30303

This 27th day of September, 2011.

/s/ James G. Baker
James G. Baker
Chapter 7 Trustee
GA Bar No. 033717
JAMES G. BAKER, P.C.
305 North Greenwood Street
LaGrange, GA 30240
706-884-3059

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A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File Number 25912-11	7. Loan Number	8. Mortgage Insurance Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.

D. Name and Address of Borrower
KEITH HARPER
2562 MANDEVILLE ROAD
BREMEN, GA 30110

E. Name and Address of Seller
JAMES G. BAKER, CHAPTER 7 TRUSTEE FOR
LARRY C. AND MARY D. SIMPKINS
305 NORTH GREENWOOD ST
LAGRANGE, GA 30240

F. Name and Address of Lender

G. Property Location

2604 MANDEVILLE ROAD
BREMEN, GA 30110
LL 283, 7TH DIST
CARROLL COUNTY, GA

H. Settlement Agent

PRICE PYLES DANGLE PARMER & ROOKS, P.C.

Place of Settlement

120 DIXIE STREET
CARROLLTON, GEORGIA 30117

I. Settlement Date

08/31/11

DD: 08/31/11

J. SUMMARY OF BORROWER'S TRANSACTION:

100. GROSS AMOUNT DUE FROM BORROWER

101. Contract sales price	19,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	597.00
104.	
105.	

Adjustments for items paid by seller in advance

106. City/town taxes	to
107. County taxes	to
108. Assessments	to
109.	
110.	
111.	
112.	

K. SUMMARY OF SELLER'S TRANSACTION:

400. GROSS AMOUNT DUE TO SELLER

401. Contract sales price	19,000.00
402. Personal property	
403.	
404.	
405.	

Adjustments for items paid by seller in advance

406. City/town taxes	to
407. County taxes	to
408. Assessments	to
409.	
410.	
411.	
412.	

120. GROSS AMOUNT DUE FROM BORROWER 19,597.00

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER

201. Deposit or earnest money	100.00
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	

205.

206.

207.

208.

209.

Adjustments for items unpaid by seller

210. City/town taxes	to
211. County taxes	01/01 to 08/31 320.90
212. Assessments	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	

220. TOTAL PAID BY / FOR BORROWER 420.90

300. CASH AT SETTLEMENT FROM OR TO BORROWER

301. Gross amount due from borrower (line 120)	19,597.00
302. Less amounts paid by/for borrower (line 220)	420.90

303. CASH FROM BORROWER 19,176.10

420. GROSS AMOUNT DUE TO SELLER 19,000.00

500. REDUCTIONS IN AMOUNT TO SELLER

501. Excess Deposit (see instructions)	
502. Settlement charges to seller (line 1400)	1,166.00
503. Existing loans taken subject to	
504. Payoff of first mortgage loan	

505. Payoff of second mortgage loan

506.

507.

508.

509.

Adjustments for items unpaid by seller

510. City/town taxes	to
511. County taxes	01/01 to 08/31 320.90
512. Assessments	to
513. 2009/10 COUNTY TAXES- 085/0170	1,299.02

514.

515.

516.

517.

518.

519.

520. TOTAL REDUCTION AMOUNT DUE SELLER 2,785.92

600. CASH AT SETTLEMENT TO OR FROM SELLER

601. Gross amount due to seller (line 420)	19,000.00
602. Less reduction amount due to seller (line 520)	2,785.92

603. CASH TO SELLER 16,214.08

L. SETTLEMENT CHARGES:				PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700.	TOTAL SALES/BROKER'S COMMISSION based on price \$		19,000.00 @ 6.00 =	1,140.00	
	Division of commission (line 700) as follows:				
701.	\$	1,140.00 to	MACK REYNOLDS REALTY, LLC		
702.	\$	to			
703.	Commission paid at Settlement		Realtor Holds Deposit		1,140.00
704.					
800.	ITEMS PAYABLE IN CONNECTION WITH LOAN			P.O.C.	
801.	Loan Origination Fee	%			
802.	Loan Discount	%			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mtg. Ins. Application Fee	to			
807.	Assumption Fee	to			
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
900.	ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901.	Interest from	to	@ \$ /day		
902.	Mortgage Insurance Premium	to			
903.	Hazard Insurance Premium	yrs. to			
904.					
905.					
1000.	RESERVES DEPOSITED WITH LENDER FOR				
1001.	Hazard Insurance	mo. @ \$	/ mo.		
1002.	Mortgage Insurance	mo. @ \$	/ mo.		
1003.	City property taxes	mo. @ \$	/ mo.		
1004.	County property taxes	mo. @ \$	/ mo.		
1005.	Annual Assessments	mo. @ \$	/ mo.		
1006.		mo. @ \$	/ mo.		
1007.		mo. @ \$	/ mo.		
1008.	Aggregate Reserve for Hazard/Flood Ins, City/Count				
1100.	TITLE CHARGES				
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to			
1103.	Title examination	to	COMPASS ROSE PROPERTIES LLC	150.00	
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to	PRICE PYLES DANGLE PARMER & ROOKS PC	250.00	
	(includes above item No:				
1108.	Title insurance	to	FIDELITY NATIONAL TITLE INSURANCE CO.	150.00	
	(includes above item No:				
1109.	Lender's coverage				
1110.	Owner's coverage	19,000.00 — 150.00			
1111.					
1112.					
1113.					
1200.	GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201.	Recording fees	Deed \$ 28.00 ; Mortgage \$; Releases \$ 14.00	28.00	14.00
1202.	City/county/stamps	Deed \$; Mortgage \$			
1203.	State tax/stamps	Deed \$ 19.00 ; Mortgage \$		19.00	
1204.	REC FEE - THE OLD BLOCK QC				12.00
1205.					
1300.	ADDITIONAL SETTLEMENT CHARGES				
1301.	Survey	to			
1302.	Pest inspection	to			
1303.					
1304.					
1305.					
1306.					
1307.					
1308.					
1400.	TOTAL SETTLEMENT CHARGES (enter on lines 103 and 502, Sections J and K)			597.00	1,166.00